

**PB# 84-57**

**Geygln Corp.  
(Epiphany College)**

**4-2-14**

84-57  
Geygan Corp./Epiphany College/  
Site 2 lot subdivision

Approved 1/9/85  
 fees paid 2/13/85  
 given to Town Clerk 3/4/85 at -

**General Receipt**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

6106

Received of Seiggin Corp. (Epiphany) NOV. 28 1984  
Twenty Five and 00/100 \$ 25.00  
 For 2 Lot Subd. (84-57) DOLLARS

DISTRIBUTION

| FUND          | CODE | AMOUNT |
|---------------|------|--------|
| Check # 25.00 |      |        |
| # 544         |      |        |

By Pauline G. Townsend  
Town Clerk  
 Title

**General Receipt**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

6315

Received of Seiggin Corp. (Epiphany) March 14 1985  
One Hundred and 00/100 \$ 100.00  
 For Subdivision fee (84-57) DOLLARS

DISTRIBUTION

| FUND           | CODE | AMOUNT |
|----------------|------|--------|
| Check # 100.00 |      |        |
| # 108          |      |        |

By Pauline G. Townsend  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609





PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form) 8457  
Date Received 11/  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid 25.00 application fee 25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 19 November 1984

1. Name of subdivision Geygln Corp./Epiphany College Site
2. Name of applicant Geygln Corp. Phone 518-828-4104  
Address 729 Columbia St. P.O. Box 563 Hudson, N.Y. 12534  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record (same) Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas Phone 562-8667  
Address 33 Quassaick Ave. New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney To be named later Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Union Avenue & North side of Route 32  
(Street)  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_  
(direction)
7. Total Acreage 152.5 Zone \_\_\_\_\_ Number of Lots 2
8. Tax map designation: Section 4 Lot(s) Block 2, Lot 14
9. Has this property, or any portion of the property, previously been subdivided No.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

None

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, *Samuel J. Brown*, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

Mailing Address 729 Columbia St.  
P.O. Box 563 Hudson, N.Y. 12534

SWORN to before me this

20<sup>th</sup> day of November, 1984

*Ruth J. Eaton*  
NOTARY PUBLIC

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1986  
Reg. No. 4673512

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK       )  
COUNTY OF ORANGE       )     SS.:  
TOWN OF NEW WINDSOR    )

I, Graig Arcuri, being duly sworn, hereby  
depone and say that I reside at:

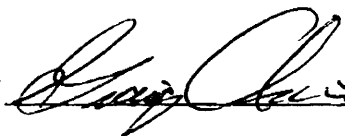
805 Van Hoesen Rd., Castleton, New York 12033

I am the \* Treasurer of Geygln Corporation, General Partner  
of New Windsor Associates owner in fee simple of premises

located at Union Ave., New Windsor, New York 12550

described in a certain deed of said premises recorded in the  
Orange County Clerk's Office in Liber 2310 of conveyances,  
page 877.

Said premises have been in my/its possession since December 28  
19 84. Said premises are also known and designated on the  
Town of New Windsor Tax Map as section 4, block 2,  
lots (s) 14.

\*\*  Treasurer  
Geygln Corp., General Partner

Sworn to before me this

7 day of Feb 19 85

Mary K. Baranway  
Notary Public

**MARY K. LARAWAY**  
NOTARY PUBLIC, State of New York  
Columbia County 7431925  
Commission Expires March 20, 1986

\* If owner is a corporation, fill in the office held by  
deponent and name of corporation.

\*\* If corporate officer indicate position.

**New Windsor Associates**

729 Columbia Street  
Hudson, New York 12534

Phone 518-828-4104

February 13, 1985

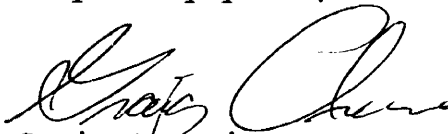
Mr. Andrew S. Krieger, Esq.  
Planning Board Attorney  
Town of New Windsor  
555 Union Ave.  
New Windsor, New York 12550

Dear Mr. Krieger:

In response to your letter dated January 28, 1985, Geygl Corporation, of Hudson, New York, is the only general partner of New Windsor Associates. Geygl Corporation is wholly owned by Gabriel Jr., Gary, Graig, Gail and Gethen Arcuri.

If you have any further questions, please do not hesitate to call me.

Very truly yours,



Graig Arcuri, Treasurer  
Geygl Corporation, General  
Partner

GA/gaa

*Planning Board  
received  
2/13/85 sh*



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

*Planning Board  
received 2/19/85 sh.*

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

14 February 1985

Finkelstein, Kaplan, Levine, Gittelssohn & Tetenbaum  
Attorneys at Law  
436 Route 9W (Robinson Ave.)  
Newburgh, N.Y. 12550

Att: Andrew S. Krieger, Esq.

Subject: Epiphany College Site, Town of New Windsor; New Windsor  
Associates

Dear Andy:

In reply to your letter of 28 January 1985 addressed to the  
GEYGLN Corp. concerning the ownership of the Subject property,  
enclosed are the following items:

1. Affidavit Of Ownership, executed by Graig Arcuri on 7 February 1985, indicating that the General Partner of New Windsor Associates is the GEYGLN Corp.
2. Letter dated 13 February 1985 from New Windsor Associates, addressed to you, indicating that the GEYGLN Corp. is the only general partner of New Windsor Associates and indicating that the ownership of the GEYGLN Corp.;
3. A revised Application For Subdivision Approval, indicating the ownership of the property as New Windsor Associates;
4. A copy of the Minor Subdivision Plan, revised 24 January 1985 to indicate the property owner.

We believe this concludes the question of ownership of the site, and will permit the Approval Stamp to be affixed to the Minor Subdivision Plan upon payment of the proper fees.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas, L.S.

cc: Town of New Windsor Planning Board  
GEYGLN Corp.

EDG/bg

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- |  |  |
|--|--|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 2. Will there be a major change to any unique or unusual land form found on the site? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 3. Will project alter or have a large effect on an existing body of water? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 4. Will project have a potentially large impact on groundwater quality? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 5. Will project significantly effect drainage flow on adjacent sites? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 6. Will project affect any threatened or endangered plant or animal species? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 7. Will project result in a major adverse effect on air quality? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 10. Will project have a major effect on existing or future recreational opportunities? . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 13. Will project have any impact on public health or safety? . . . . .   | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . | ___ Yes ___ <input checked="" type="checkbox"/> No |
| 15. Is there public controversy concerning the project? . . . . .  | ___ Yes ___ <input checked="" type="checkbox"/> No |

PREPARER'S SIGNATURE: \_\_\_\_\_

TITLE: Land Surveyor

REPRESENTING: \_\_\_\_\_

Geygln Corp.

DATE: 20 November 1984

9/1/78



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

*file*

January 28, 1985

1763

Geygln Corporation  
Post Office Box 563  
Hudson, New York 12534

RE: Subdivision Application #84-57

Dear Sirs:

As you will recall, the Planning Board voted to approve a minor subdivision, subdividing into two (2) separate lots the parcels formerly known as Epiphany College. According to the application and map on file with the Planning Board the owner of that parcel is listed as the Geygln Corporation.

In checking with the New Windsor Tax Assessor, it appears the record owner of the parcel is not the Geygln Corporation but is a New York limited partnership known as the New Windsor Associates. From information supplied to the Assessor it appears the Geygln Corporation may be a general partner of that limited partnership. In any event, it will be necessary for the Planning Board to have the record owner of the parcel correctly listed on the subdivision map and on the application before the subdivision map is signed. Would you be kind enough to make the appropriate correction on the map and application and to provide us with the information clarifying this point.

If the property is owned by a limited partnership, it will be necessary to file an affidavit with the Planning Board indicating the names and addresses of all general partners of that limited partnership. Limited partners, of course do not have to be disclosed.

If there is anything that I can do to be of assistance please do not hesitate to contact me.

Very truly yours,

*Andrew S. Krieger*  
ANDREW S. KRIEGER, Esq.  
Planning Board Attorney

ESK/sh

cc: Elias Grevas  
Paul Capicchioni  
Daniel Konkol, ZBA Chairman  
Supervisor John Petro  
Town Board Members

Highway Dept  
Please return before  
Nov 26th.  
Thankyou -  
Shelley

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval Epiphany College  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved ☒ d. s. approved \_\_\_\_\_

If disapproved, please list reason.

Fred Taylor  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE





1763

TOWN OF NEW WINDSOR  
BUREAU OF FIRE PREVENTION  
SITE PLAN REVIEW FORM

SITE PLAN FOR: GEYGLN CORP. - PRELIMINARY - MINOR SUBDIVISION

The aforementioned site plan or map was reviewed by the  
Bureau of Fire Prevention at a meeting held on \_\_\_\_\_

11 DECEMBER 19 84.

☒ The site plan or map was approved by the Bureau of Fire  
Prevention.

☐ The site plan or map was disapproved by the Bureau of  
Fire Prevention for the following reason(s).

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Signed: Richard Hotaling  
Chairman

Distribution:

Original: N.W. Planning Board  
Copy: N.W. Fire Inspector  
Copy: Developer w/two plans

Water  
Please return  
before 11/26  
Thankyou Shuley

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved ☒ disapproved \_\_\_\_\_

~~If disapproved, please list reason.~~

This is in water district #5 -  
will not interfere with water system.

HIGHWAY SUPERINTENDENT \_\_\_\_\_

Steve D'Alto

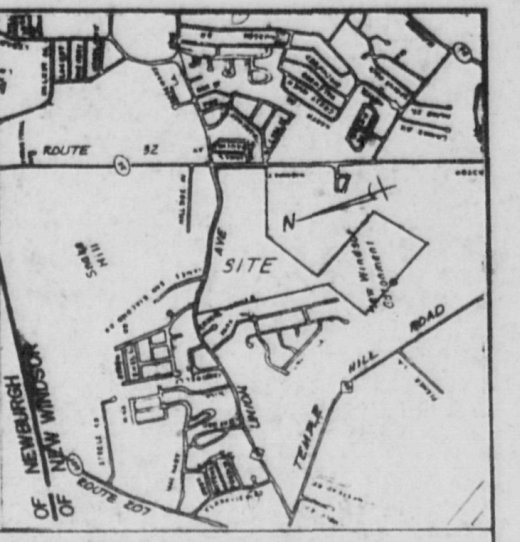
WATER SUPERINTENDENT \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_

DATE \_\_\_\_\_

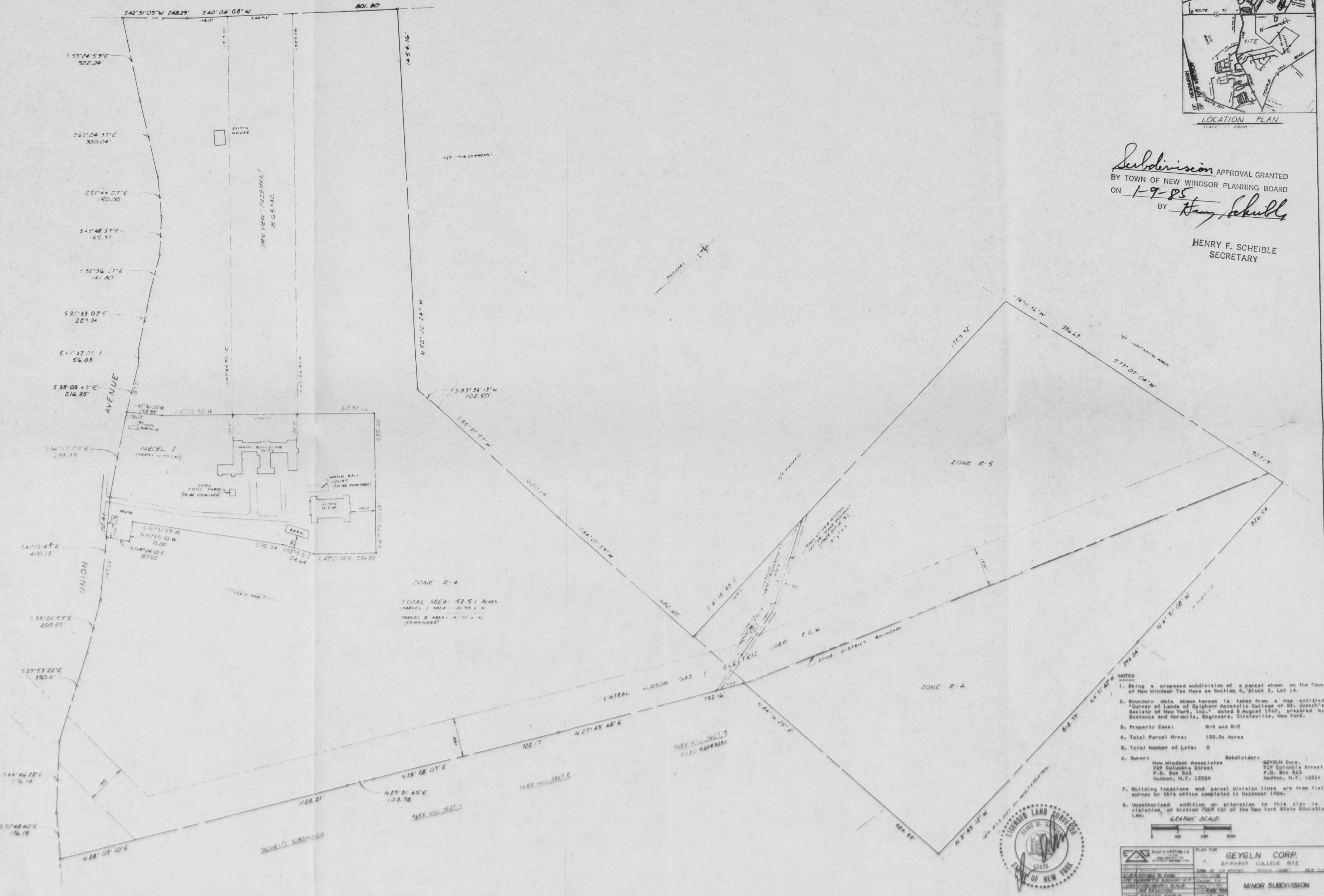


ROUTE 32

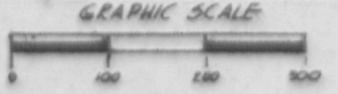


LOCATION PLAN  
SCALE 1" = 2000'

Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 1-9-85  
BY *Henry Scheible*  
HENRY F. SCHEIBLE  
SECRETARY

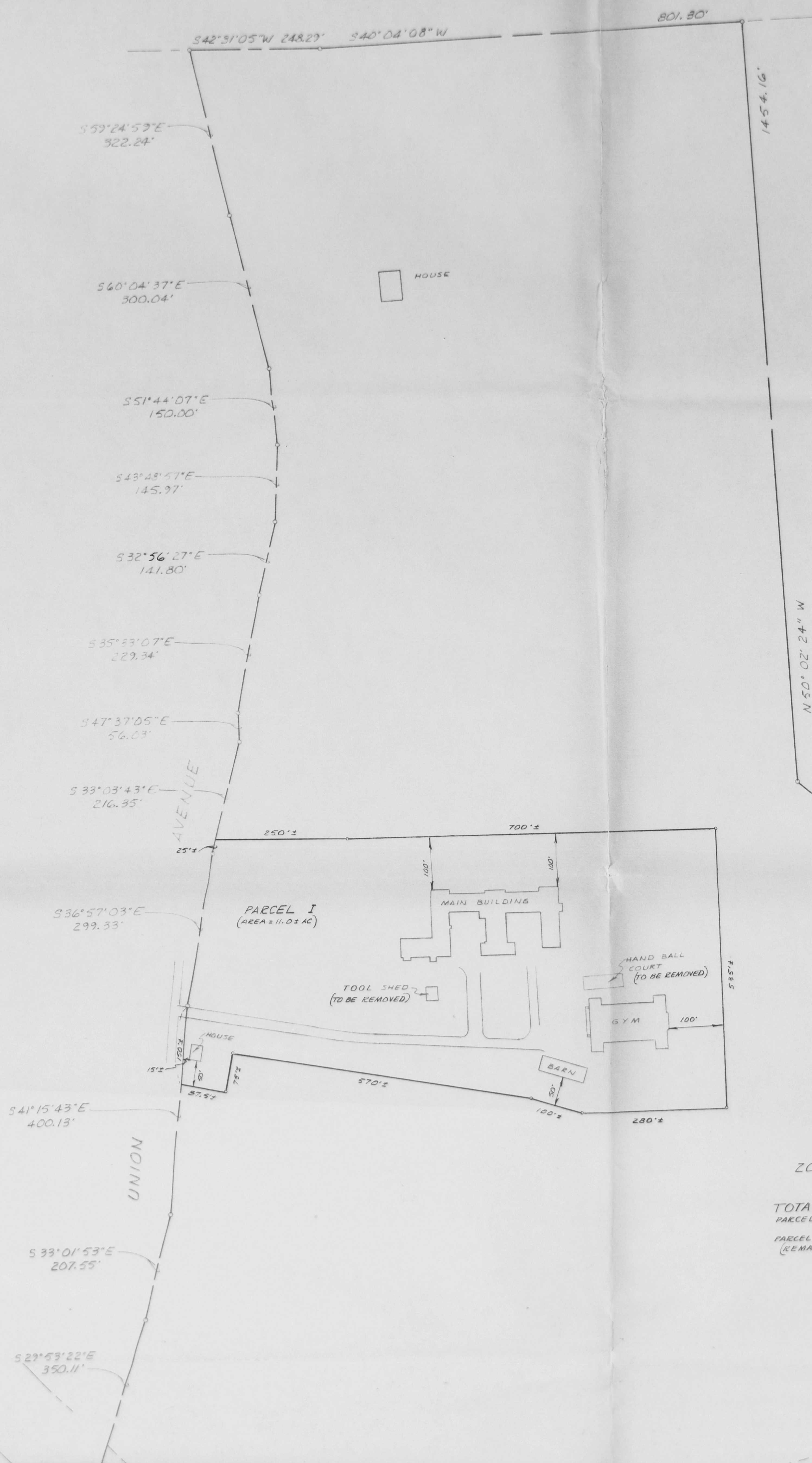


- NOTES
1. Being a proposed subdivision of a parcel shown on the Town of New Windsor Tax Maps as Section 4, Block 2, Lot 14.
  2. Boundary data shown hereon is taken from a map entitled "Survey of Lands of Epiphany Apostolic College of St. Joseph's Society of New York, Inc." dated 8 August 1967, prepared by Sustance and Horowitz, Engineers, Circleville, New York.
  3. Property Zone: R-4 and R-5
  4. Total Parcel Area: 152.52 Acres
  5. Total Number of Lots: 2
  6. Owners: New Windsor Associates  
729 Columbia Street  
P.O. Box 563  
Hudson, N.Y. 12534  
Subdividers: GEYGLN Corp.  
729 Columbia Street  
P.O. Box 563  
Hudson, N.Y. 12534
  7. Building locations and parcel division lines are from field survey by this office completed 11 December 1984.
  8. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.



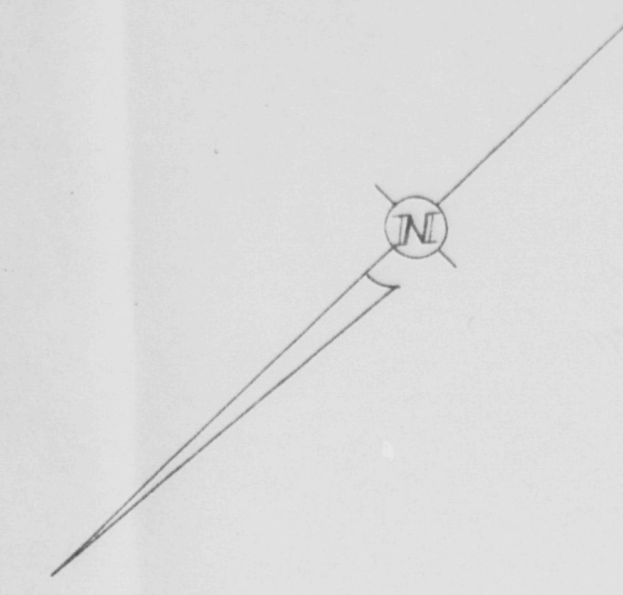
|                        |                      |
|------------------------|----------------------|
| ELIAS D. GREYGLN, L.S. | PLAN FOR             |
| 729 COLUMBIA STREET    | GEYGLN CORP.         |
| NO. 45879              | EPHAPHY COLLEGE SITE |
| STATE OF NEW YORK      | MINOR SUBDIVISION    |





ZONE R-4

TOTAL AREA = 152.5 ± ACRES  
PARCEL I AREA = 11.0 ± AC.  
PARCEL II AREA = 141.5 ± AC.  
(REMAINDER)



ZONE R-5

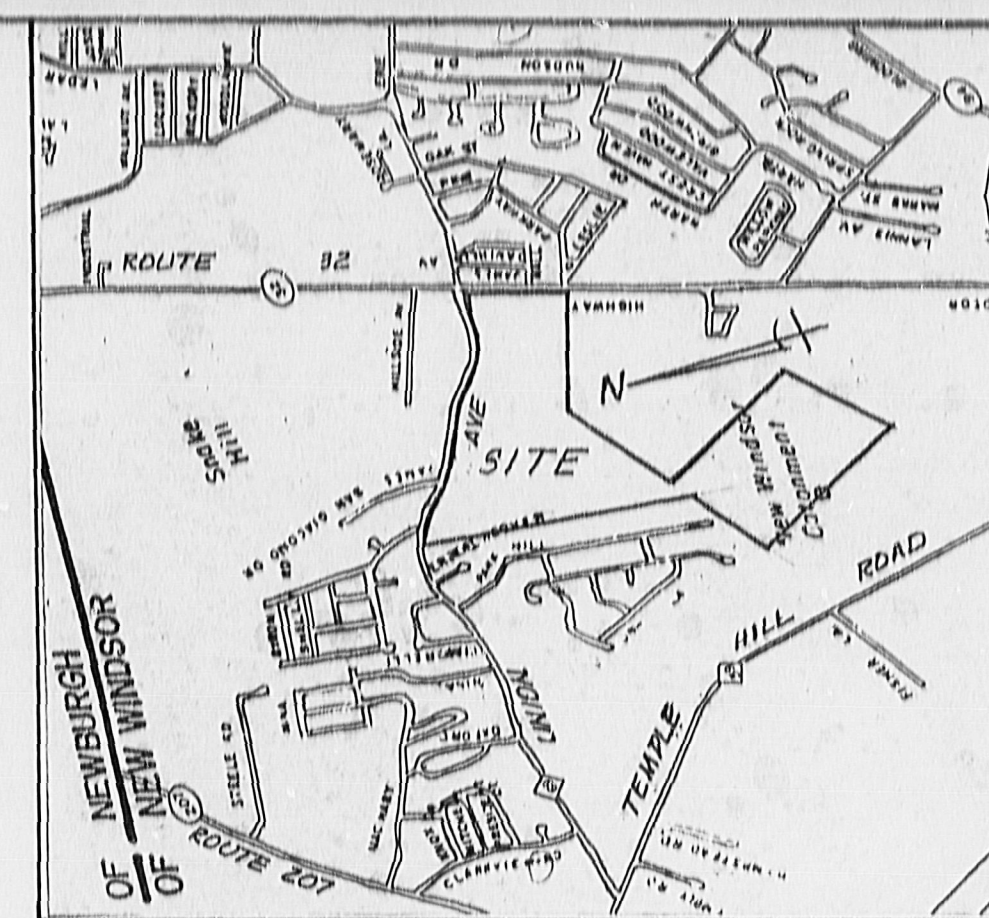
ZONE R-4

CENTRAL HUDSON GAS  
ELECTRIC COOP. R.O.W.  
ZONE DISTRICT BOUNDARY

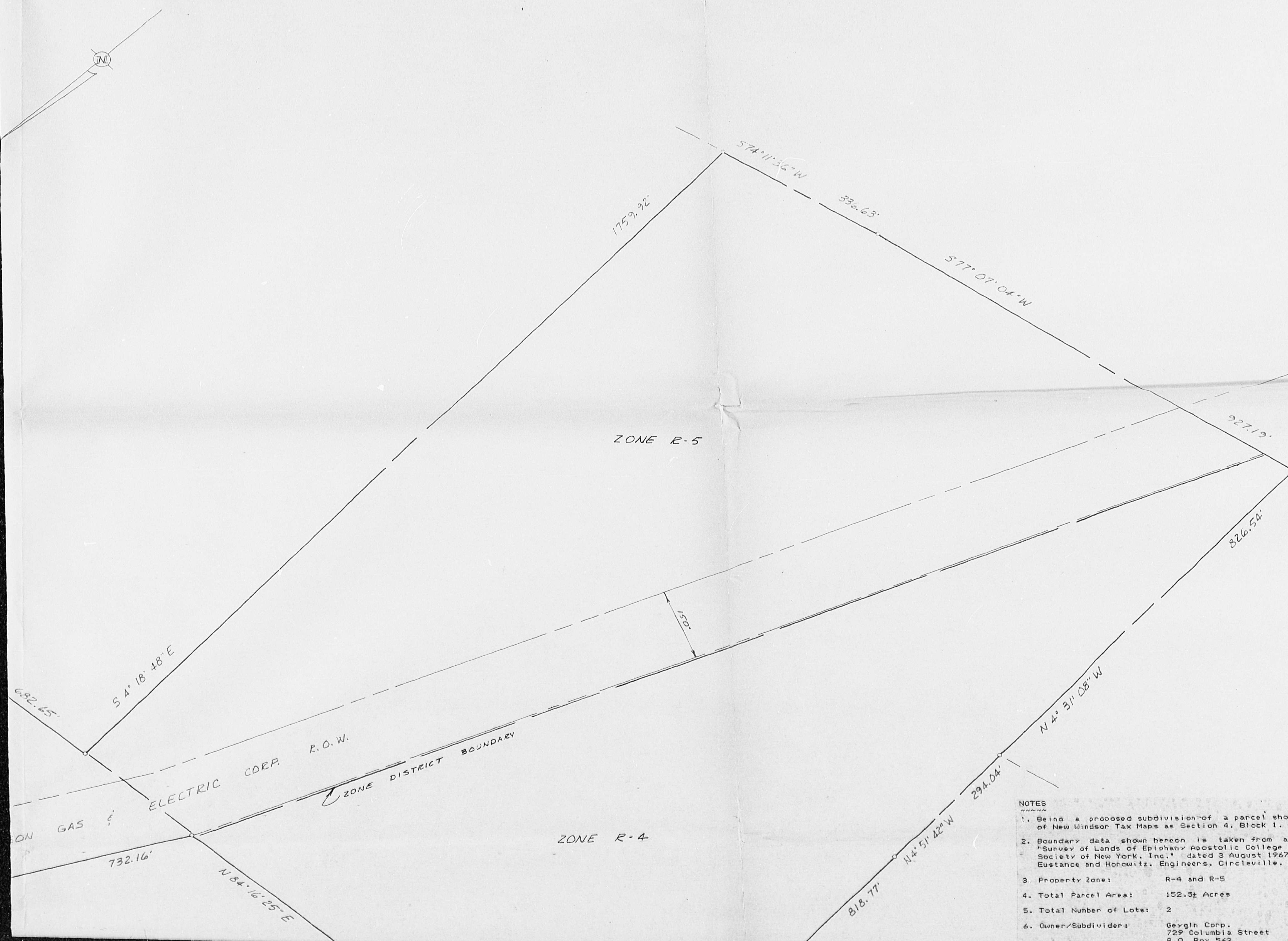








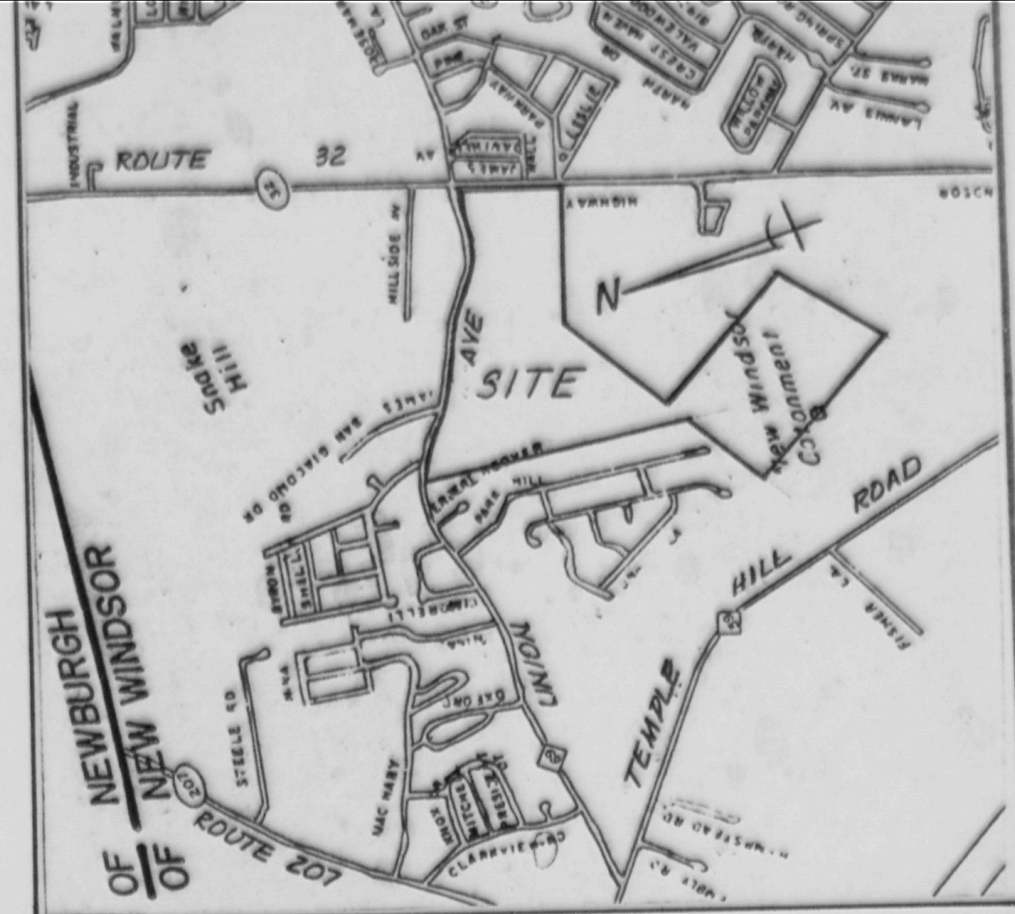
LOCATION PLAN  
SCALE: 1" = 2000'



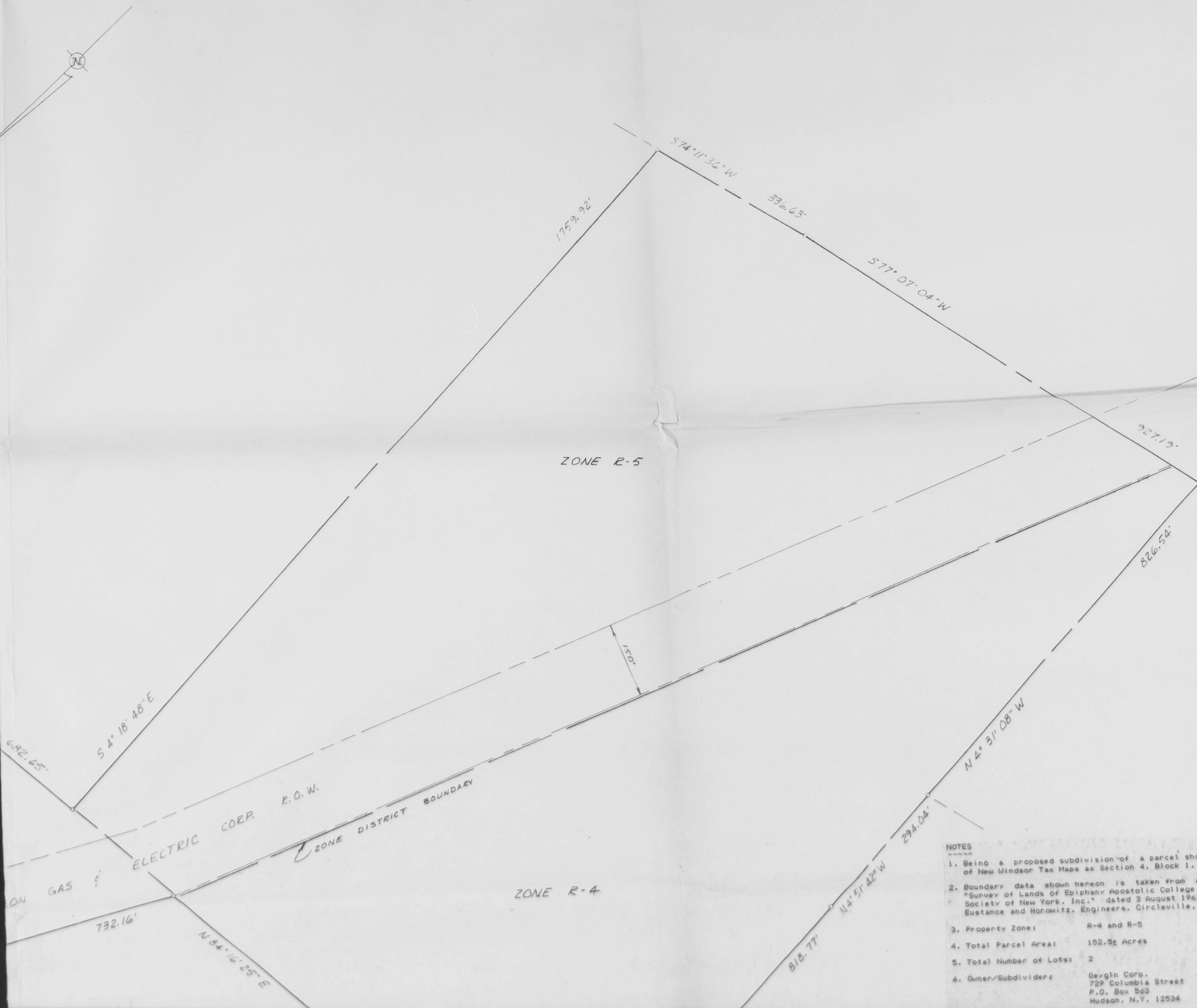
NOTES

1. Being a proposed subdivision of a parcel shown on the Town of New Windsor Tax Maps as Section 4, Block 1, Lot 14.
2. Boundary data shown hereon is taken from a map entitled "Survey of Lands of Epiphany Apostolic College of St. Joseph's Society of New York, Inc." dated 3 August 1967, prepared by Eustance and Horowitz, Engineers, Circleville, New York.
3. Property Zone: R-4 and R-5
4. Total Parcel Area: 152.5± Acres
5. Total Number of Lots: 2
6. Owner/Subdividers: Geygh Corp.  
729 Columbia Street  
P.O. Box 563  
Hudson, N.Y. 12534





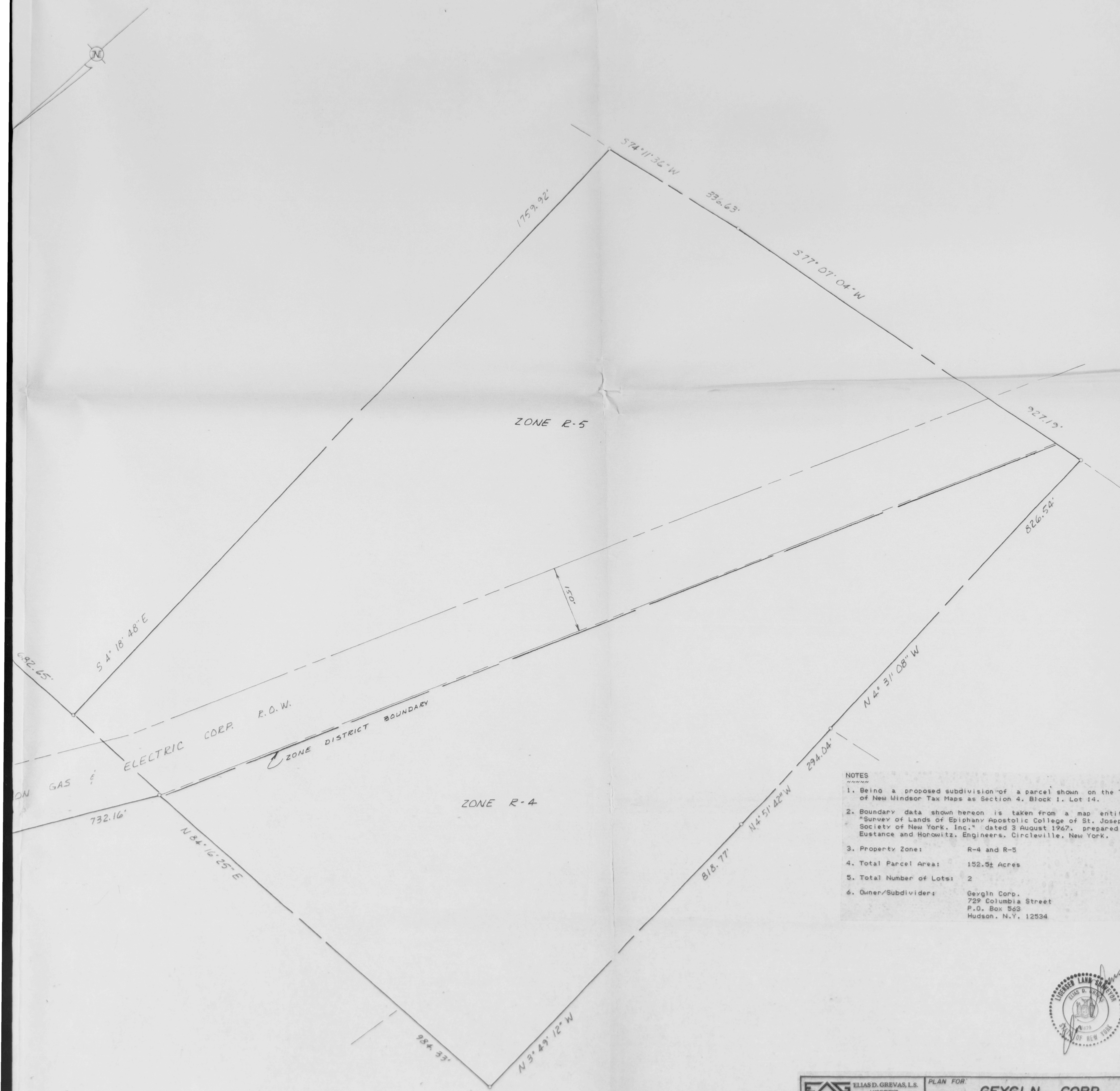
LOCATION PLAN  
SCALE: 1" = 2000' ±



NOTES

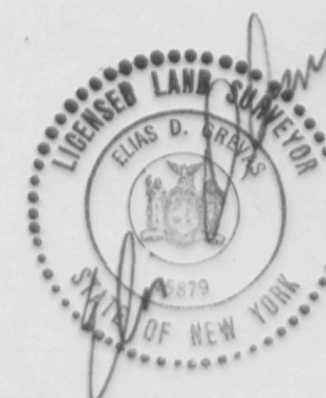
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729 Columbia Street  
P.O. Box 563  
Hudson, N.Y. 12534



|  |  |  |  |
|--|--|--|--|
| <b>E.L.S.</b><br>ELIAS D. GREVAS, L.S.<br>LAND SURVEYOR<br>23 QUASSACK AVENUE<br>NEW WINDSOR, NEW YORK 12550 |  | PLAN FOR:<br><b>GEYGLN CORP.</b><br><b>EPIPHANY COLLEGE SITE</b><br>TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK |  |
| REVISIONS:<br>DATE DESCRIPTION   |  | Drawn: <i>[Signature]</i><br>Checked:<br>Scale: 1" = 100'<br>Date: 19 NOV. 1984<br>Job No: 84-249                  |  |
|  |  | <b>PRELIMINARY</b><br><b>MINOR SUBDIVISION</b>   |  |